

1/31/11 - Monday, January 31, 2011

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of January 31, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Larson, Pearson, Hibbard, Klinkhammer

Staff Present: Messrs. Tufte, Reiter, Genskow, Johnathan

The meeting was chaired by Mr. Klinkhammer.

1. FINAL PLAT (P-1-11) “ Hallie Golf Estates, Eau Claire and Lake Hallie

Mr. FitzGerald moved to designate Mr. Klinkhammer as temporary Chair of the Commission since no officers were present. Mr. Hibbard seconded and the motion carried.

This item was tabled from the last meeting. The applicant has met with staff and they have come to an agreement on improvements. Mr. Tufte explained the need for a public right-of-way dedicated to the City for the road extension north from Sundet Road at a 66TM width. A private road of the same width would be built to connect to the west to within the Village of Lake Hallie. The City Attorney will need to review the association by-laws for the condo plat and City Council will need to approve a development agreement, along with grading and drainage approved by the City of Engineer.

Mr. Billy Bergh addressed the commission and stated that he is in agreement with everything except the future roadway width for the entrance off Sundet. This entrance way has existed for many decades at 22TM more or less in width. Future street construction by the City would cause the possible destruction of a grove of pine trees on the east side of the entrance. He stated that his development does not propose to alter the existing landscape for the golf course entrance road.

Mr. Genskow suggested that the additional width of dedication come from the land to the west side of the entrance. This will mean any future reconstruction could possibly leave the grove on the east side.

No one appeared with any comments.

Mr. FitzGerald moved to recommend approval of the final plat with the conditions listed in the staff report and modify a condition that the 66TM width for the entrance drive be centered on the existing roadway. Mr. Hibbard seconded and the motion carried.

2. PUBLIC HOUSING SITE “ 3312-14 Runway Avenue

Mr. Johnathan presented a request from the Eau Claire Housing Authority to approve the acquisition of 3312-14 Runway Avenue for the Public Housing Program. This duplex will be purchased using federal Public Housing Program funds and will be rented to an income-eligible household. This is a foreclosed property. Mr. Johnathan stated that although many duplexes in the Runway Avenue area are already owned by the Housing Authority, they do keep their properties at a very high standard which helps improve the whole neighborhood.

Mr. Hibbard stated that it is important not to concentrate public housing in an area. Mr. FitzGerald stated that the Housing Authority has done an excellent job of maintaining and rebuilding that neighborhood from its previous condition. There are very few other areas in the City with 3-bedroom duplexes for families.

Mr. FitzGerald moved to approve the site for public housing. Mr. Pearson seconded and the motion carried.

3. DISCUSSION

A. Five-year Comprehensive Plan Review

Due to the absence of many members, it was the consensus of the Commission to postpone discussion of this item to a future meeting.

4. MINUTES

The minutes of the meeting January 17, 2011, were approved.

Joseph Seymour
Secretary

